

**City of Miami Beach - City Commission Workshop  
Commission Chambers, 3rd Floor, City Hall  
1700 Convention Center Drive  
March 25, 2002**

Mayor Dermer David	In at 2:49 p.m.
Vice-Mayor Saul Gross	Present
Commissioner Matti Herrera Bower	Present
Commissioner Simon Cruz	In at 3:25 p.m.
Commissioner Luis R. Garcia, Jr.	In at 2:49 p.m.
Commissioner Jose Smith	Absent
Commissioner Richard L. Steinberg	Present

Jorge Gonzalez, City Manager  
City Clerk Robert E. Parcher

**COMMISSION WORKSHOP**  
PROPOSED AMENDMENTS FOR PARKING GARAGES  
IN MULTI-FAMILY DISTRICTS

Meeting called to order 2:10:46 p.m.

Jorge Gonzalez, City Manager, gave the Commission an overview of how the workshop will develop. He stated that there has been discussion about parking. It became a committee within the Mayor's Blue Ribbon Task Force Report. He explained what happened when the parking rates ordinance was adopted in October 2000 and stated that there has been some misconception that the rates were raised to fund the Electrowave. The rates were increased as a result of a study that had been conducted twelve months prior and adopted in October. The parking rates were not increased across the board. Nearly 30% of the meters South of Dade Boulevard were not changed at all. Those already were at \$1.00 per hour and enforceable until midnight. The balance was brought to that same level and were changed far less than what the study had recommended.

Jorge Gonzalez, City Manager, Introduced the new Assistant Parking Director, Daniel Rosemond.

Saul Frances, Parking Department Director, gave a Power Point Presentation.

Mr. Leonard Bier, Bier and Associates Representative, gave a Power Point Presentation. His presentation concentrated on the South Beach area and its population. Mr. Bier read rates from other cities in comparison for our rates.

Commissioner Garcia stated that in Sausalito, California, there are no parking meters, however there is a parking limit of two hours. Parking officers mark the tires and as they do their rounds, if the time has exceeded and the tires are marked a ticket is given, if not parking is free. This is on the "main drag" of the City.

Mr. Bier explained that during the holidays they do not enforce the meters on the main strip. Our consultants have parking rates and enforcement regulations from the City of Sausalito. He added that the rates he received from the City of Sausalito could be verified. **Saul Frances to handle.**

Commissioner Bower inquired about the parking surcharge.

Saul Frances explained that this is a fee based on usage for commercial operators above and beyond the regular rate. This is a percentage of the rate. At the present, the City does not justify a surcharge fee, but it has been recommended..

Commissioner Bower asked where the parking cards are sold and if they are sold at hotels for the tourists.

Saul Frances explained that there would be several vending machines for this purpose. They are going to be testing them in specific locations such as the Police Department and City Hall.

Vice-Mayor Gross asked for the possibility of using credit cards. Saul Frances stated that it is only available on multi-spaces and added that the technology does not exist for using credit cards at single meters.

Commissioner Steinberg asked if Ocean Drive is paying the ramp fee for valet parking of \$10 per space per day, per car, since they have two spaces. Saul Frances stated that the West Side of Ocean Drive does not pay this fee because this is strictly valet drop off and pick up.

Commissioner Steinberg asked if there is a written agreement and asked if this arrangement is for perpetuity. Jorge Gonzalez, City Manager, replied that this needs to be researched. **Saul Frances to handle.**

Commissioner Steinberg asked why on Mr. Bier's report the residential spaces were not part of the report. He would like to know what type of deficit the City is running on this area. Saul Frances stated they have the residential restricted parking zones and he could provide him more information on the number of spaces. On this analysis the residential information was not considered. There are 3,500 spaces in zone 2, which is the largest zone. There are approximately over 4,000 spaces in all the zones.

Commissioner Bower requested information as to how many spaces are provided on site for residents. **Saul Frances to handle.**

The following members of the public spoke:

Ada Llerandi  
Frank Del Vecchio  
Gary Knight  
Marilyn Kramer  
Milton Montalvo  
Jeff Bechdel  
Erika Brigham  
Jeff Donnelly  
Herb Sosa  
Laura Jamieson  
Randal Robinson  
Marty Hyman

Ada Llerandi explained that parking cards should be sold at different facilities, including the parking garage. She added that visitors are not so concerned with the rate of the parking, but with the availability of the spaces. She feels all the meters should have a minimum of four hours. She added that employee car-pooling should be encouraged to alleviate the parking and have them available for visitors. She also stated that a Parking Department Customer Service Workshop is needed.

Mayor Dermer asked the City Manager for his opinion on the time limit for the meters

Jorge Gonzalez, City Manager, stated that finding the correct number of hours is important. In certain areas a four-hour limit is better to accommodate people going to dinner and a movie. Businesses want to find incentives where employees can feed the meter once and stay for the eight hour workday. One must find the equilibrium where it is convenient but not abused. He added that enforcement until midnight is reasonable.

Vice-Mayor Gross stated that the preferred lot could be better used when there are no events at the Convention Center. He asked if residents are using this lot. Saul Frances, Parking Director, stated that they have attended the lots along the Lincoln Road corridor and created a flat rate for the night. This was not as successful. People want a flat rate per hour and have the short-term availability. Saul Frances stated that they could attend the preferred lot and it could work if it was made attractive enough by charging a "low flat rate."

Vice-Mayor Gross asked what dollar amount would be appropriate to charge for the preferred lot and suggested using the meters in the municipal parking and the preferred lot for hourly parking. Saul Frances stated that the flat rate would have to be \$3 to \$4 flat as a minimum. This would make it available to employees.

Frank Del Vecchio spoke on the issues affecting the Capital Improvement Programs. He stated that there are violations in parking enforcement. 1) There are three recreational vehicles parked on the 600 block of Ocean Drive with people sleeping overnight. They live there and there is an ordinance that prohibits the parking of recreational vehicles on Ocean Drive. It is not enforceable because it is not posted. 2) There has been an explosion of motor scooter use and not adequate parking spaces for these scooters.

Marilyn Kramer suggested more enforcement in the Flamingo Park area. She has called the Police and the Parking Departments. In the past they were ticketing the people now nothing is being done.

Saul Frances stated that they have 26 officers citywide and they will be more diligent in parking enforcement in the residential zones in particular, not to just issue citations, but to tow vehicles and removed them. **Saul Frances to handle.**

Vice-Mayor Gross asked what is the policy of the City with cars parked in residential spaces without the stickers. Saul Frances, Parking Department Director, responded that both ticketing and towing is enforced.

Jorge Gonzalez, City Manager, explained that he requested the Parking Department to have adequate signage explaining what is permitted. Saul Frances explained that if the sign is not clear the parking officer would ticket rather than tow the vehicle. **Saul Frances to handle.**

Commissioner Bower asked if the rates for public/private garages are regulated. Christina Cuervo explained that there is a clause in the contract that they cannot charge lower than what the City charges in its garages.

Commissioner Bower stated that due to the fact that the 17<sup>th</sup> street parking garage cannot sell any more monthly passes, the employees are forced to pay the daily rates.

Vice-Mayor Gross said that the bags over the meters is frustrating for people trying to park and inquired about the reason why they are being used. Saul Frances stated that the reason for this is to provide drop-off and pick up for the valet parking operators, for construction having a Dumpster and for the Film and Print Industry. They try to keep those meters rented at a minimum. The valet parking ordinance provides for a minimum of two spaces for drop-off and pick up. Now they are placing the time frame on the bags when the meters are covered for construction and for valet parking. He explained that the reason for the bags over four meters in from of the Police Station is for parking for community health service vehicle.

Patricia Walker, Finance Department Director, gave a Power Point Presentation on the Parking Revenue Bonds.

Erika Brigham likes the idea of the City having control of the rates charged for parking.

Saul Frances, Parking Department Director, gave a Power Point Presentation on the Capital Improvement Projects at each garage, the Valet Parking Ordinance No. 99-3182 and the Taxicabs Industry Issues.

Commissioner Steinberg asked what is being done with valet operators that are violating the ordinance. He wants to make sure that the ordinance is enforced because he is seeing the violations that are occurring. Saul Frances, Parking Director, stated that the ordinance is being enforced, and that the enforcement provision almost becomes the cost of doing business for the valet parking operators. A four or five strike system for the valet operators is being contemplated and then license revocation after the fifth strike.

Jorge Gomez, Planning Director, gave an oral presentation on angle parking in South Beach.

Commissioner Bower would like to see block by block the increase of parking spaces with angle parking. As per Barbara Feiga, the increase is 40% or 10 to 15 additional spaces per block on Pennsylvania and Euclid Avenues. On Drexel Avenue, it would be 10 to 12 additional spaces per block. From South Point to Lincoln Road the increase in parking spaces would be 400 for the entire area.

Barbara Feiga, from EDAW, gave a Power Point Presentation on the parking expansion in South Beach.

Commissioner Bower suggested it would be better to build a parking garage or look for land to have a surface lot for additional parking for the 400 extra spaces rather than to do the angle parking. She added that the first pilot project should be done on Drexel Avenue and requested that Saul Frances speak with the school principal as to the projects coming up in the area around the school. **Saul Frances to handle.**

Saul Frances, Parking Director, stated that they are looking for direction from the Commission as to how, where and when to proceed with the pilot program.

Jorge Gonzalez, City Manager, clarified that the City is not proposing any of these options presented today. Final consensus should be reached from the neighborhoods first.

Saul Frances made two recommendations: 1) daytime guess parking at the residential parking spaces, and 2) to provide park and ride when events are being held.

Jorge Gomez, Planning Department Director, gave a Power Point Presentation on Parking Garages on the perimeter of the residential districts. This is a review of an upcoming ordinance. He stated that Administration recommends the Commission to approve this ordinance. The Planning Board reviewed this ordinance, it was referred to the Land Use and Development Committee and is being presented at this workshop today. It is scheduled on the agenda at the April 10, 2002 Commission Meeting.

Commissioner Bower requested the ordinance be referred again to the Land Use and Development Committee.

Vice-Mayor Gross suggested asking the developer of the garage to provide a percentage of the spaces available to the residents. This item will be kept on the agenda.

The 17<sup>th</sup> Street Master Plan discussion has been tabled.

Meeting adjourned at 6:09:31 p.m.

Handouts:

1. City of Miami Beach Parking System Parking Workshop March 25, 2002, Power Point Presentation
2. Commission Workshop EDAW Slide presentation.
3. "Plans That Will Reduce Parking Spaces", by Frank Del Vecchio.
4. "Public Parking Comparison 17th Street Master Plan" by Frank Del Vecchio.
5. Miami Herald Ad